

Correspondence Between  
Staff and Applicant  
Approval Letter



July 8, 2019

Michele Hammond  
Berry Riddell  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

Re: 1091-PA-2015  
14-ZN-2016  
Agave

Dear Michele Hammond,

This is to advise you that the case referenced above was approved at the July 1, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2258.

Sincerely,

Coordinator  
Senior Planner



Community & Economic Development Division  
Planning, Neighborhood & Transportation

7447 East Indian School Road  
Scottsdale, Arizona 85251

Date: 5-5-2016  
Contact Name: JOHN BERRY / MICHELE HAMMOND  
Firm name: BERRY RIDGELL, LLC  
Address: 6750 E. CAMELBACK RD. # 100  
City, State Zip: SCOTTSDALE, AZ 85251


RE: Application Accepted for Review.  
1091 - PA- 2015

Dear JOHN BERRY / MICHELE HAMMOND

It has been determined that your Development Application for AGAVE  
has been accepted for review.

Upon completion of the Staff's review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information or corrections; 2) the date that your Development Application will be scheduled for a public hearing or, 3) City Staff will issue a written or electronic determination pertaining to this application. If you have any questions, or need further assistance please contact me.

Sincerely,

  
Name: BRYAN CRAFT  
Title: SENIOR PLANNER  
Phone number: \_\_\_\_\_  
Email address: \_\_\_\_\_

14-ZN-2016  
05/05/16



6/9/16

Michele Hammond  
Michele Hammond / John Berry  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: 14-ZN-2016  
Agave

Dear Ms. Hammond:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 5/5/16. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**General Plan:**

1. The 2001 General Plan (Land Use Element Goal 8, bullet 2, Growth Areas Element Goal 2, bullet 1, and Community Mobility Element Goal 8, bullet 2, Goal 11, bullets 9 and 10) and Greater Airpark Character Area Plan (Character and Design Chapter Goal 2, Policy CD2.2 through 2.4, and Community Mobility Chapter Goal 6, Policy CM 6.6) speak to promoting safe, comfortable, and aesthetically pleasing pedestrian environments. The proposed Central Business (C-3) district is expected to have more intense activity as compared to the existing Industrial Park (I-1) district, and therefore site planning should respond accordingly, by improving the pedestrian and streetscape environment around and within the site. Please revise the site plan and provide a narrative response detailing how future redevelopment of the site will respond to the above goals and policies.

**Zoning:**

2. Please revise the site plan to include a site data table addressing all development standards as required by Zoning Ordinance Sections 5.1504 and 9.106.

3. If necessary, please provide an update to the Citizen Review Report with the resubmittal.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**Circulation:**

4. Please provide a revised Traffic Impact Mitigation Analysis addressing the comments from the Transportation Department.
5. Please revise the site plan to show dedication of a Traffic Safety Triangle easement at the Acoma Drive and Scottsdale Road intersection and the Acoma Drive and 73rd Street intersection, in accordance with the Design Standards & Policies Manual Sec. 5-3.119D; Fig. 5.3-27
6. Please revise the site plan to show dedication of Sight Distance easements at all site driveway intersections with the adjacent public streets, in accordance with the Design Standards & Policies Manual Sec. 5-3.119D; Fig. 5.3-26
7. Please revise the site plan to increase the width of the sidewalks along the site frontages on Acoma Drive and 73rd Street to minimum of 6 feet, and separate the sidewalk from the back of curb where possible, in accordance with the Design Standards & Policies Manual Sec. 5-3.100 and Sec. 5-8.3.00.
8. Please revise the site plan to show construction of a CL-1 Type driveway at the site access on 73rd Street to replace the existing non-standard driveway, per COS Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sec. 5-3.200 and Sec. 5-3.205.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7000 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in green ink, appearing to be 'Bryan Cluff', written over a horizontal line.

Bryan Cluff, LEED AP  
Senior Planner

cc:

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **14-ZN-2016**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised Narrative for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Site Plan:

6	24" x 36"	1	11" x 17"
1		1	8 ½" x 11"



January 16, 2018

Berry Riddell  
6750 E Camelback Rd Ste 100  
Scottsdale, AZ 85251

RE: Agave  
14-ZN-2016

Dear Ms. Hammond:

The Planning and Development Services Division had completed a review of the above referenced application submitted 5/5/2016; however, there has not been activity on the application since the first review letter was sent to you on 6/9/2016.

For the purpose of our records, please contact me in writing within 30 days of the date of this letter regarding your intentions for this application. Please be advised that if we do not hear from you, this application will be considered closed and will be withdrawn from our active applications. This action will necessitate a new application (with accompanying fees) should you decide to proceed.

Sincerely,

Bryan Cluff  
Senior Planner

cc: Case File

## Ruenger, Jeffrey

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**From:** Michele Hammond <mh@berryriddell.com>  
**Sent:** Wednesday, January 17, 2018 4:38 PM  
**To:** Ruenger, Jeffrey  
**Subject:** 14-ZN-2016 Agave

Jeff:

I just spoke to the client and he would like to keep the application active so we can get the ball rolling again. As the applicant, please accept this email requesting that case 14-ZN-2016 remain active. Let me know if you need anything further.

*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

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**From:** Ruenger, Jeffrey [<mailto:JRuenger@scottsdaleaz.gov>]  
**Sent:** Tuesday, January 16, 2018 4:03 PM  
**To:** Michele Hammond <[mh@berryriddell.com](mailto:mh@berryriddell.com)>  
**Subject:** Case update

Good afternoon Michele,

Please review the attached letter regarding 14-ZN-2016 submitted by your office on behalf of Agave Venture Partners, LLC.

Best Regards  
Jeff Ruenger: Planning Administration Manager  
Planning and Development Services, City of Scottsdale  
Ph. 480-312-4208, [jruenger@scottsdaleaz.gov](mailto:jruenger@scottsdaleaz.gov)

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Bryan Cluff, Senior Planner  
City of Scottsdale –Planning

**RE: 14-ZN-2016 Agave (Scottsdale & Acoma) – Resubmittal**

Dear Bryan:

Please see the below responses to the City's 1<sup>st</sup> Review Letter dated June 9, 2016.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

General Plan:

1. The 2001 General Plan (Land Use Element Goal B, bullet 2, Growth Areas Element Goal 2, bullet 1, and Community Mobility element Goal 8, bullet 2, Goal 11, bullets 9 and 10) and Greater Airpark Character Area Plan (Character and Design Chapter Goal 2, Policy CD2.2 through 2.4, and Community Mobility Chapter Goal 6, Policy CM 6.6) speak to promoting safe, comfortable, and aesthetically pleasing pedestrian environments. The proposed Central Business (C-3) district is expected to have more intense activity as compared to the existing Industrial Park (I-I) district, and therefore site planning should respond accordingly, by improving the pedestrian and streetscape environment around and within the site. Please revise the site plan and provide a narrative response detailing how future redevelopment of the site will respond to the above goals and policies.

**Response: Project Narrative has been revised accordingly.**

Zoning:

2. Please revise the site plan to include a site data table addressing all development standards as required by Zoning Ordinance Sections 5.1504 and 9.106.

**Response: Site Plan has been revised.**

3. If necessary, please provide an update to the Citizen Review Report with the resubmittal.

**Response: There is no new information and therefore no update to this Report.**

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

**14-ZN-2016**  
**2/4/19**

Circulation:

4. Please provide a revised Traffic Impact Mitigation Analysis addressing the comments from the Transportation Department.

**Response: Discussion with staff 1/26 – revised traffic report was submitted in July 2016 and approved. Three copies provided.**

5. Please revise the site plan to show dedication of a Traffic Safety Triangle easement at the Acoma Drive and Scottsdale Road intersection and the Acoma Drive and 73rd Street intersection, in accordance with the Design Standards & Policies Manual Sec. 5-3.119D; Fig. 5.3-27.

**Response: Please include as a stipulation. Site plan conforms based on recent site improvements approved by the City.**

6. Please revise the site plan to show dedication of Sight Distance easements at all site driveway intersections with the adjacent public streets, in accordance with the Design Standards & Policies Manual Sec. 5-3.119D; Fig. 5.3-26.

**Response: Please include as a stipulation. Site Plan conforms based on recent site improvements approved by the City.**

7. Please revise the site plan to increase the width of the sidewalks along the site frontages on Acoma Drive and 73rd Street to minimum of 6 feet, and separate the sidewalk from the back of curb where possible, in accordance with the Design Standards & Policies Manual Sec. 5-3.100 and Sec. 5-8.3.00.

**Response: Please include as a stipulation.**

8. Please revise the site plan to show construction of a CL-1 Type driveway at the site access on 73rd Street to replace the existing non-standard driveway, per COS Standard Detail #2256, in accordance with the Design Standards & Policies Manual Sec. 5-3.200 and Sec. 5-3.205.

**Response: Please include as a stipulation. Site Plan conforms based on recent site improvements approved by the City.**

Sincerely,

A handwritten signature in blue ink that reads "Michele Hammond". The signature is fluid and cursive, with the first name "Michele" written in a larger, more prominent script than the last name "Hammond".

Michele Hammond  
Principal Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 14-ZN-2016

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 1/2" x 11" shall be folded):

- X One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- X One copy: Revised Narrative for Project
- X Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)
- X Site Plan:

\_\_\_\_\_ 6 \_\_\_\_\_ 24" x 36"      \_\_\_\_\_ 1 \_\_\_\_\_ 11" X 17"      \_\_\_\_\_ 1 \_\_\_\_\_ 8½" x 11"

## Cluff, Bryan

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**From:** Cluff, Bryan  
**Sent:** Thursday, March 07, 2019 2:58 PM  
**To:** 'Michele Hammond'  
**Subject:** RE: Scottsdale & Acoma  
**Attachments:** STIPS\_46175.pdf

Hi Michele,

We have completed the review the 2<sup>nd</sup> submittal. The only new comment is a requirement for a transit shelter and amenities that will be required along Scottsdale Road. I took a stab at drafting some stipulations that have certain triggers on when the improvements would be required. See attached draft stipulations and let me know what you think.

Also – since 3 years have gone by since the original submittal, we feel it would be best for you to complete additional neighborhood outreach (notification) before the case moves forward. I will leave it up to you and the owner to determine whether or not another open house meeting is necessary.

Let me know if you have any questions.

Thank you,

**Bryan D. Cluff, LEED AP**  
Senior Planner  
City of Scottsdale  
Planning & Development  
Phone: 480-312-2258  
Fax: 480-312-7088  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

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**From:** Cluff, Bryan  
**Sent:** Wednesday, March 06, 2019 4:40 PM  
**To:** Michele Hammond <[mh@berryriddell.com](mailto:mh@berryriddell.com)>  
**Subject:** RE: Scottsdale & Acoma

Hi Michele,

I should have something for you by end of day tomorrow.

Thank you,

**Bryan D. Cluff, LEED AP**  
Senior Planner  
City of Scottsdale  
Planning & Development  
Phone: 480-312-2258

Fax: 480-312-7088  
[bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov)

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**From:** Michele Hammond <[mh@berryriddell.com](mailto:mh@berryriddell.com)>  
**Sent:** Tuesday, March 05, 2019 10:48 AM  
**To:** Cluff, Bryan <[BCluff@Scottsdaleaz.gov](mailto:BCluff@Scottsdaleaz.gov)>  
**Subject:** Scottsdale & Acoma

Hi Bryan: How is the review coming for Scottsdale & Acoma rezoning?

Thanks!

*Michele Hammond*

Principal Planner  
BERRY RIDDELL LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
602-463-4081 cell  
480-385-2753 direct  
480-385-2757 fax  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

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